

Appendix G

Further Analysis of Development Capacity

APPENDIX G

LAND USE: FURTHER ANALYSIS OF DEVELOPMENT CAPACITY

ANALYSIS OF TRANSFER OF DEVELOPMENT CREDITS PROGRAM

The City of Seattle used the model developed by Cushman and Wakefield for Craig Kinzer to identify the difference in development capacity if all appropriate sites in the Denny Triangle neighborhood used the Transfer of Development Credits (TDC) program. For more information about this program, please see the Housing section of Chapter 3 and Land Use Appendix C, Current Zoning Regulations.

In order to determine the maximum amount of units that could be produced through the TDC program, the height limits in the model were changed to present the maximum height limit that could be achieved on each parcel by residential and mixed-use projects choosing to use the TDC program, or choosing not to use the TDC program (see Table G-1).

TABLE G-1
Height Limits for Residential Projects in the Denny Triangle by Alternative

Current Zoning	Alternative 1	Alternative 2	Alternative 3	Alternative 4	TDC Program
DOC2 300'	400	400	400/300	300	390
DMC 240'	340	240	240	240	312
DMC 160'	260	160	160	160	208
DMC 125'	225	125	125	125	162

Under many of the alternatives, the height limits for projects using the TDC program in portions of the Denny Triangle would be lower than the maximum height limit permitted without the height limit. It was assumed, under these conditions, that developers would not choose to participate in the TDC program, but would rather build to the maximum height limit permitted without contributing to the TDC program funds.

Table G-2 presents the difference these changes make in the number of potential units in the Denny Triangle. It was assumed that developers would choose the least-cost option for developing the maximum number of units. Therefore, if a higher number of units is possible without using the TDC program, it was assumed developers would choose to build without the TDC program, even if it was available. Thus, under Alternative 1, no developers were assumed to choose to use the TDC program.

TABLE G-2
**Number of Potential Residential Units in the Denny Triangle, by Alternative,
at Maximum Build-Out with and without use of the TDC program**

Current Zoning	Alternative 1		Alternative 2		Alternative 3		Alternative 4	
	No TDC	TDC	No TDC	TDC	No TDC	TDC	No TDC	TDC
DOC2 300'	2,896	2,896	3,545	3,545	2,969	4,558	2,497	5,193
DMC 240'	3,571	3,571	2,558	4,642	3,264	5,348	2,573	4,642
DMC 160'	596	596	306	703	306	703	306	703
DMC 125'	108	108	0	140	365	760	0	140
Total	7,171	7,171	6,409	9,030	6,904	11,369	5,376	10,678
Difference	0		2,621		4,465		5,302	

Source: City of Seattle – Strategic Planning Office, 2002

20-YEAR DEVELOPMENT PROJECTION

Using the sites and the methodology developed by Craig Kinzer et al, the City of Seattle's Strategic Planning Office identified one set of potential development scenarios for the four Alternatives between the years 2000 and 2020. These development scenarios provide one possible configuration of 20 years worth of development. The amount of development projected Downtown over those 20 years was based on the employment and housing growth projections developed by ERA (see the Population and Employment section of Chapter 3 for more information.) In addition, it was influenced by information on current development trends from Craig Kinzer et al.

Identify Current Development Proposals

Taking the universe of potentially developable sites identified by Craig Kinzer et al, a set of criteria were used to identify where development would occur, and what type of development might occur on those sites.

The first set of sites identified were projects that were under construction as of January 1, 2000, which were expected to be completed between 2000 and 2001. The amount of development projected to occur on those sites remained constant across all alternatives. Fourteen projects in the study area fit this description.

The next set of sites identified were projects that had received permits from the City of Seattle for new construction, but had not yet started construction. In addition, projects that had undergone substantial review, but had not yet received permits were included. The amount of development projected to occur on these sites was also held constant across the alternatives. Seven projects fell into this category.

Another set of projects included those that as of Fall 2001 had submitted permits for review, but were still in the early permit review stage. Those projects that had appeared as potential projects in newspaper articles, but that had not yet submitted any permits, were also in this category. Finally, some projects that had received some permit approval (for example, undergone environmental review) before 1999, but had not had any recent development activity, were part of this set of projects. It was assumed that development would occur on these sites in substantially the same configuration as the proposed projects, but that these projects might take advantage of higher height and density limits. The uses on these sites remained constant under all of the alternatives, but the densities on the sites shifted as permitted height limits and densities changed under each Alternative. Fifteen projects fell into these categories.

Categorize Potential Development Sites by Potential Uses

The next step was to identify the mix of potential uses and the size of each potential project for all of the other sites identified as potential development sites. Craig Kinzer, et al developed a highest and best use analysis that indicated what type of uses might potentially locate in each part of the study area. Information from this analysis was used to identify potential uses or combinations of uses for each potential development site. In addition, the assumptions contained in the development capacity analysis, any specific development proposals for specific sites and recent development activity near each site were considered. The potential combinations of uses considered included: office-only, residential-only, hotel-only, or any combination of these three uses, and, depending on the site size in separate towers or combined in one tower.

After a likely combination of uses for a site was identified, the amount of development on the site from the Craig Kinzer & Co. development capacity model was determined. A number of site-specific amendments were made to the results of that model. The development capacity model is intended to identify a gross amount of development capacity available Downtown. It projects a mixed-use project for every available site in the DMC zone and half of the sites in the DOC2 zone. The basic method of

calculating development capacity that the Kinzer model used was amended on a site-by-site basis depending on the potential uses projected for each site. This amount of development was checked using prototypes for each site. It was assumed that some but not all residential projects in the Denny Triangle would use the TDC program. For the 20-year period, approximately 25% of the projects in the Denny Triangle were projected to use the TDC program.

Identify Additional Development Sites for Each Alternative

The proposed projects identified above would not be able to accommodate all of the projected twenty-year demand for new housing, office and hotel space. Consequently, additional sites where no project is currently proposed needed to be identified as potential development sites. The following two criteria drawn from work done by Craig Kinzer et al were used to identify these additional sites:

- 1) Only sites identified as potential development sites were used; and
- 2) Future development was expected to occur as close to the existing Downtown core (the DOC1 zone) as possible.

However, these criteria were tempered by other factors that influence development decisions:

- 1) **Site size.** Sites of a half-block or more were expected to be more attractive to developers than small sites.
- 3) **Existing development on the site.** Sites with existing structures, especially structures that had been identified by neighborhood groups as “Icon” or “Character” buildings (see the Land Use Chapter for a list of these buildings) were considered less attractive for development.
- 4) **Ownership patterns.** Sites with multiple parcels owned by multiple entities were considered less attractive for development than sites owned by one party.
- 5) **Neighborhoods in transition.** Properties adjacent to new and/or proposed projects were generally identified as attractive for development.
- 6) **Nearby development or amenities encouraging redevelopment.** Properties with water views were considered good targets for residential development. Residential properties also tend to be constructed near retail, entertainment uses, parks and other such amenities.

All of these factors were weighed in deciding which sites might be most likely to redevelop between 2000 and 2020. Probable development on each site was matched with the criteria to identify the sites that could meet the demand for new office, hotel and residential space over 20-years. As much as possible, the same sites were used for all alternatives in order to ensure consistency across all alternatives. Most of the Downtown sites identified can accommodate buildings larger than 200,000. In addition, the exact amount of development in a hypothetical building could range by as much as 40% over the different alternatives. Therefore, the projects did not add up to in a uniform amount of commercial square feet and residential units over the 20-year time span across all Alternatives. Instead, as in the real market, the match between demand and supply was inexact.

Table G-3 summarizes the amount of development identified in each zone under each alternative.

TABLE G-3
Downtown Development Scenario 2000-2020

Urban Village/ Current Zoning	Potential Commercial Square Feet				Potential Residential Units			
	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Commercial Core								
DOC1	4.12M	4.84M	4.84M	4.63M	0	0	0	0
DOC2	1.17M	1.17M	1.09M	1.09M	20	20	20	20
DMC	0.99M	0.70M	0.70M	0.70M	405	395	425	395
Denny Triangle								
DOC2	8.28M	7.88M	8.08M	7.65M	4,495	4,725	4,660	4,540
DMC	2.5M	2.08M	1.91M	2.35M	990	1,165	1,340	1,170
Belltown								
DOC2	0	0	0	0	565	565	420	420
DMC	0.87M	0.87M	0.87M	1.05M	895	770	685	770
Total	17.93M	17.54M	17.49M	17.47M	7,370	7,640	7,550	7,315

Source: Strategic Planning Office, Craig Kinzer & Co., Cushman & Wakefield and The Seneca Real Estate Group, 2001

The scenarios developed under each alternative indicate only one potential future among many, and are only intended to indicate a potential mix of development, not predict the future. Since these scenarios were developed, at least one project has been proposed on a potential development site that was not included in any of the 20-year development projections. They provide a measure of understanding of how Downtown Seattle might change under the different alternatives, but development Downtown is likely to be different than these models project. For example, building on the criteria above, few DMC-zoned sites were identified as likely to develop in the next 20 years. However, a number of projects have been proposed in the DMC zone in all three Urban Villages, and it is likely that more projects than projected would be proposed for this zone. The findings of this 20-year projection should be considered alongside the maximum potential development in any zone to gain an understanding of a range of possible futures.

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DOWNTOWN EIS PROJECT PROFILES

The EIS analysis of the 20 years of development projected for the study area between 2000 and 2020 includes three categories of projects. The first category is "known" projects—projects with the greatest certainty of occurring, either because they have been completed since 2000 or are currently under construction. These projects are numbered 1 through 23 on Table G-4 below. The second category includes projects considered to be committed because of their permit application status or public sector involvement. Numbered 24 through 30 on the chart, it is reasonable to assume that these projects are likely to move forward. The location of these projects is shown on Figure G-1.

TABLE G-4
Projects Recently Completed or Currently Under Construction

Project Name and Number	Project Type	Residential Units	Office Square Feet	Hotel Rooms	Employees
1. Justice Center	Government office	0	285,000	0	1,140
2. Municipal Building	Government office	0	192,412		No net gain
3. Millennium Tower	Mixed use	19 units 34,000 SF	196,000	0	784
4. IDX Tower	Office	0	846,600	0	3,386
5. Seattle Central Public Library	Public library	0	0	0	No net gain
6. Expeditors International	Pre 2001*				
7. W Hotel	Pre 2001*				
8. Harbor Steps final phase	Residential	285 units			
9. Meridian West	Pre 2001*				
10. Meridian East	Pre 2001*				
11. One Convention Place	Office Building	0	288,000	0	1,152
11A Convention Center expansion					
12. Elliott Hotel	Hotel			400	400
13. Paramount Hotel	Pre 2001*				
14. Pacific Place	Pre 2001*				
15. 700 Olive Way	Office building	0	525,900	0	2,104
16. Stewart House	Residential	60			
17. Metropolitan Tower	Residential	346			
18. Federal Courthouse	Government				620
19. 819 Virginia (Century)	Residential	218			
20. West Precinct Police Station	Pre 2001*				
21. Metropolitan Park III	Office and athletic club; w/ above grade parking	0	130,000	0	520
22. Spring Hill Suites Marriott	Hotel			234	234
23. 2301 5 th Avenue	Outside area				
SUBTOTAL (1 - 23)		928		634	10,340

*Note: pre 1993 projects were included to update GIS base; not part of forecasted growth analyzed

TABLE G-5
Projects with Permit Applications in Process or Public Sector Involvement and
Assumed to Move Forward

Project Name and Number	Project Type	Residential Units	Office Square Feet	Hotel Rooms	Employees
24. 2200 Westlake (Quinton Instruments site)	Mixed use	237 units	210,000		840
25. Touchstone Stewart Place	Office	0	660,000	0	2,640
26. 2300 5 th Avenue (Frederick Cadillac site)	Office	0	592,000	0	2,368
27. Taragon/YWCA	Mixed use	161	276,000	0	1,104
28. Bethel Temple/Crystal Pool	Residential	187	0	0	
29. Sheraton addition	Hotel	0	0	460	460
30. County Convention Place TOD site**	Mixed use	900	600,000	800	1,520
SUBTOTAL (24 - 30)		1,483		1,260	8,932
TOTAL (1 - 30)		2,411		1,894	19,272

**No permit activity on this project; assumed to move forward because of County involvement

The third category includes potential development on sites identified by the economic/real estate consultant as the most likely properties to be redeveloped over the next 20 years to accommodate demand for space remaining after known and committed projects are accounted for. For these sites, hypothetical projects were "constructed," using assumptions about which uses--residential, office, or hotel--would most likely be accommodated in certain locations, and relying on the maximum achievable densities under the different alternatives to determine how much floor area would be developed on each site. This third category includes projects 31 through 72, located on Figure G-1 below. Included within this category are some projects with permit applications in process. However, current plans are assumed to be tentative and may be subject to changes in response to whatever proposed zoning changes may be in affect in the future.

To ensure that development projected on available sites reasonably reflects what actually might be built, certain assumptions were made about project characteristics, generally based on standard development practices. These assumptions included the following:

Floor to floor heights are generally assumed to be 13 feet per floor in commercial buildings and 10 feet per floor in residential buildings.

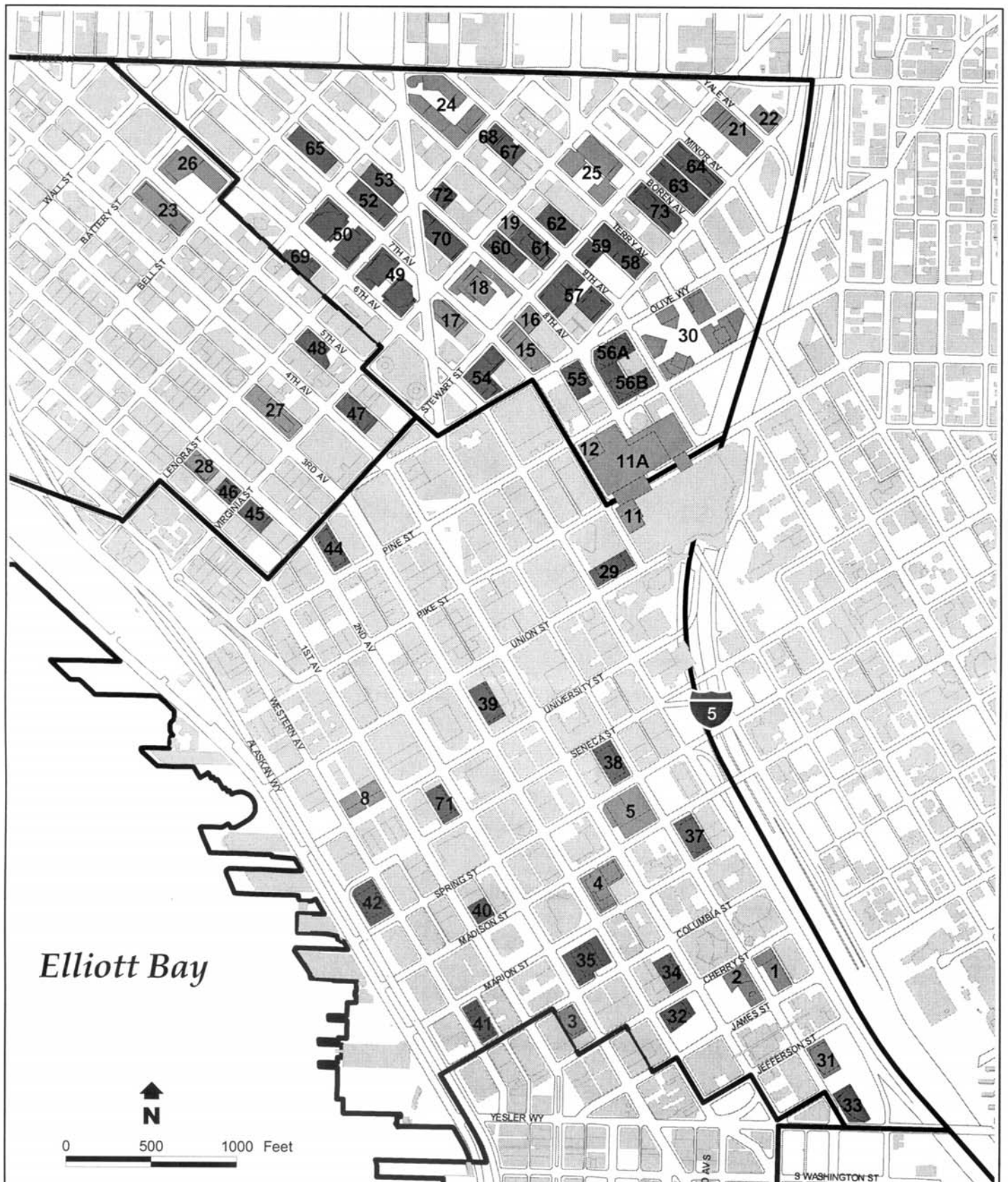
For office projects, average floor sizes in the range of 20,000 to 30,000 square feet per floor were considered optimal, although floor sizes varied depending on sites size and elevation, taking into account upper level development standards.

The specified heights of buildings apply to occupied floors; rooftop features, which are allowed to extend beyond height limits, would likely add height above the elevations indicated.

Since there are no density limits on residential use, the permitted building envelope was used to determine the amount of floor area that could be accommodated, recognizing that limits to the depth of residential structures result in reduced site coverage compared to commercial development.

Parking for commercial use (primarily long-term parking for office development) in DOC 1 and DOC 2 zones is assumed to be provided below grade, since floor area occupied by long term parking above grade counts in the project FAR. In all zones, some portion of the accessory parking provided in residential projects is assumed to occupy a base structure above grade, since parking accessory to housing is exempt from FAR calculations, and this solution seems to be the trend in recent development.

An average unit size of 850 square feet is used to estimate the number of units in residential projects.



Building Sites and Identification Numbers




-  Urban Village Boundary
-  Buildings Under Construction or in the Permit Pipeline
-  Potential Buildings

Figure G 1

Strategic Planning Office
City of Seattle
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The general assumptions outlined above, and more site specific considerations, were used to develop the more detailed descriptions provided on the following project profiles.

Project 31: King County "Goat Hill" site

Alternatives: All

Zone: DOC-2

Site Size: 1 and 1/2 block site (82,912sf); only 1/2 block developed

Development type: County government development; office tower with below grade parking; the amount of floor area shown reflects the amount of space County identified as needed at this location, and not the maximum floor area allowed by zoning.

Special Features: bonus hillside terrace co-developed with project 33

Project 31	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	250,000 sf	Same as Alt 1	Same as Alt 1	Same as Alt 1
Height	165' (12 stories)	Same as Alt 1	Same as Alt 1	Same as Alt 1
Typical floor sizes	9 @ 24,000 sf/flr 2 @ 17,000 sf/flr	Same as Alt 1	Same as Alt 1	Same as Alt 1
Total FAR	8.7 FAR	8.7 FAR	8.7 FAR	8.7 FAR

Project 32: Public Safety Building site

Alternatives: All

Zone: DOC-2

Site Size: Full block site (57,120 sf)

Development type: Commercial development; office tower with street level retail and below grade parking; City owned site, assumed to be developed jointly with open space improvement on most of site.

Special Features: assume TDR or bonus for open space development on remainder of site; transit tunnel access

Project 32	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	380,000 sf	Same as Alt 1	Same as Alt 1	Same as Alt 1
Height	265' (21 stories)	Same as Alt 1	Same as Alt 1 *project meets conditions allowing 20% height increase	Same as Alt 1 *project meets conditions allowing 20% height increase
Typical floor sizes	9 @ 20,000 sf/flr 10 @ 17,000 sf/flr 2 @ 14,200 sf/flr	Same as Alt 1	Same as Alt 1	Same as Alt 1
Total FAR	6.6 FAR	6.6 FAR	6.6 FAR	6.6 FAR

Project 33: 5th Avenue at Yesler Way

Alternatives: All

Zone: DOC-2

Site Size: Half block site (26,738 sf) site proposed to be enlarged through street and alley vacations

Development type: Commercial development; office tower with street level retail/below grade parking

Special Features: bonus hillside terrace along Terrace Street R-O-W

Project 33	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	347,594 sf	Same as Alt 1	Same as Alt 1	267,380 sf
Height	225' (17 stories)	Same as Alt 1	Same as Alt 1	180' (14 stories)
Typical floor sizes	9 @ 22,000 sf/flr 8 @ 18,800 sf/flr	Same as Alt 1	Same as Alt 1	9 @ 22,000 sf/flr 4 @ 18,000 sf/flr
Total FAR	13 FAR	13 FAR	13 FAR	10 FAR

Project 34: 4th Avenue and Columbia/Cherry

Alternatives: All

Zone: DOC-1

Site Size: Half block site (28,560 sf)

Development type: Commercial development; office tower with street level retail/below grade parking

Special Features: bonus hillside terrace along Columbia Street

Project 34	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	485,520 sf	485,520 sf	485,520 sf	399,840 sf
Height	288' (22 stories)	288' (22 stories)	288' (22 stories)	230' (18 stories)
Typical floor sizes	9 @ 25,200 sf/flr 9 @ 21,200 sf/flr 4 @ 18,000 sf/flr	Same as Alt 1	Same as Alt 1	9 @ 25,200 sf/flr 9 @ 21,200 sf/flr
Total FAR	17 FAR	17 FAR	17 FAR	14 FAR

Project 35: Seattle Trust Court site

Alternatives: All

Zone: DOC 1

Site Size: full block site (61,440 sf)

Development Type: Commercial development, office tower with base structure/street level retail, below grade parking

Special Features: View corridor setbacks on Marion and Columbia Streets, with bonus hillside terraces along Marion and portion of Columbia

Project 35	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	1,044,480 sf	1,044,480 sf	1,044,480 sf	860,160 sf
Height	585' 47 stories	585' 47 stories	585' 47 stories	540' 42 stories (meets conditions allowing 20% height increase above 450' limit)
Typical floor sizes	3 @ 37,800 sf/flr 31 @ 22,500 sf/flr 13 @ 18,000 sf/flr	Same as Alt 1	Same as Alt 1	3 @ 37,800 sf 31 @ 21,025 sf 8 @ 16,820 sf
Total FAR	17 FAR	17 FAR	17 FAR	14 FAR

Project 36: Bank of California site (not used)**Project 37: College Club site**

Alternatives: All

Zone: DOC 1

Lot Size: half block development site (28,800 sf)

Development Type: Commercial development: office tower/below grade parking

Special Features: Hillside terrace bonus open space along Madison Street

Project 37	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	489,600 sf	Same as Alt 1	Same as Alt 1	403,600 sf
Height	290' (22 stories)	290' (22 stories)	290' (22 stories)	240' (18 stories)
Typical Floor sizes	9 @ 26,400 sf/flr 9 @ 20,750 sf/flr 4 @ 17,600 sf/flr	Same as Alt 1	Same as Alt 1	9 @ 26,400 sf/flr 9 @ 20,750 sf/flr
Total FAR	17 FAR	17 FAR	17 FAR	14 FAR

Project 38 Olympic Garage Site**Alternatives:** All**Zone:** DOC 1**Lot Size:** half block development site (28,800 sf)**Development Type:** Commercial development: office tower/below grade parking**Special Features:** None--full coverage at ground level

Project 38	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	489,600 sf	Same as Alt 1	Same as Alt 1	403,600 sf
Height	312' (22 stories)	312' (22 stories)	312' (22 stories)	230' (18 stories)
Typical Floor sizes	1 exempt ground flr retail 8 @ 28,000 sf/flr 9 @ 20,000 sf/flr 5 @ 17,000 sf/flr	Same as Alt 1	Same as Alt 1	1 exempt ground floor retail 8 @ 28,000 sf/flr 9 @ 20,000 sf/flr
Total FAR	17 FAR	17 FAR	17 FAR	14 FAR

Project 39: University Tract Post Office site**Alternatives:** Alternatives 2, 3, and 4**Zone:** DOC 1**Lot Size:** half block development site (42,120 sf)**Development Type:** Commercial development: office tower/street level retail/below grade parking**Special Features:** corner plaza on Union Street; transit tunnel access on University Street

Project 39	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	716,040 sf	Same as Alt 2	589,680 sf
Height	NA	445' (33 stories)	Same as Alt 2	340' (26 stories)
Typical Floor sizes	NA	3 @ 35,000 sf 6 @ 31,320 sf 29 @ 15,000 sf	Same as Alt 2	3 @ 35,000 sf 6 @ 31,320 sf 20 @ 19,000 sf
Total FAR	NA	17 FAR	17 FAR	14 FAR

Project 40: Warshall's site**Alternatives:** All Alternatives**Zone:** DMC 240**Lot Size:** 1/4 block development site (13,320 sf)**Development Type:** Mixed use development: hotel tower with housing above/street level retail/below grade parking**Special Features:** 30' view corridor setbacks along Madison Street

Project 40	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	133,200 sf (179 rooms) 79 housing units	93,240 sf (120 rooms) 79 housing units	93,240 sf (120 rooms) 79 housing units	93,240 sf (120 rooms) 79 housing units
Height	312' (24 stories)	240' (19 Stories)	240' (19 Stories)	240' (19 Stories)
Typical Floor sizes	3 @ 13,200 sf 21 @ 9,960 sf	3 @ 13,200 sf 16 @ 9,960 sf	Same as Alt 2	Same as Alt 2
Total FAR	18.7 FAR	14.9 FAR	14.9 FAR	14.9 FAR

Project 41: Colman Tower site**Alternatives:** All Alternatives**Zone:** DMC 160**Lot Size:** 1/2 block development site (23,980 sf)**Development Type:** Commercial development: office tower with street level retail/below and above grade parking (water table restricts below grade)**Special Features:** 40' view corridor setbacks along Marion Street

Project 41	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	239,800 sf	167,860 sf	167,860 sf	167,860 sf
Height	208'	160'	160'	160'
Typical Floor sizes				
Total FAR	10 FAR	10 FAR	10 FAR	10 FAR

Project 42: Western @ Seneca/Spring site**Alternatives:** All Alternatives**Zone:** DMC 160**Lot Size:** small full block development site (35,233 sf)**Development Type:** Alt 1, 2, and 4: Commercial development: office tower with street level retail/below and above grade parking (water table restricts below grade)

Alts. 3: mixed use; includes 2 levels housing above commercial

Special Features: 40' view corridor setbacks along Spring and Seneca Streets

Project 42	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	447,365 sf	360,965 sf	368,165 sf 32 residential units	360,965 sf
Height	208' (17 stories)	160' (13 stories)	160' (14 stories)	160' (13 stories)
Typical Floor sizes	5 @ 35,233 sf/flr(includes 2 1/2 levels parking above grade 5 @ 24,000 sf/flr 7 @ 21,600 sf/flr	5 @ 35,233 sf/flr(includes 2 levels parking above grade 5 @ 24,000 sf/flr 3 @ 21,600 sf/flr	5 @ 35,233 sf/flr(includes 2 levels parking above grade 5 @ 24,000 sf/flr 4 @ 18,000 sf/flr	Same as Alt 2
Total FAR	12.7 FAR	10.25 FAR	10.45 FAR	10.25 FAR

Project 43: Steam Plant site**(not used)****Project 44: Avalon Hotel site****Alternatives:** All**Zone:** DMC 240**Lot Size:** 1/2 block development site (27,262 sf)**Development Type:** Mixed use development: hotel/residential tower above retail base includes 2 levels retail, and hotel support uses; below grade parking

Project 44	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	272,620 sf (270 rooms and retail) 40 housing units	190,854 sf (189 rooms and retail) 31 housing units	Same as Alt 2	Same as Alt 2
Height	312' (24 stories)	240' (19 Stories)	Same as Alt 2	Same as Alt 2
Typical Floor sizes	5 @ 27,262 sf/flr (includes exempt retail on 2 levels) 5 @ 23,662 14 @ 16,200 sf/fl (includes residential floors)	5 @ 27,262 sf/flr (includes exempt retail on 2 levels) 5 @ 23,662 9 @ 16,200 sf/fl (includes residential floors)	Same as Alt 2	Same as Alt 2
Total FAR	17.7 FAR	14.7 FAR	14.7 FAR	14.7 FAR

Project 45: SW corner 2nd and Virginia

Alternatives: All

Zone: DMC 240

Lot Size: 1/4 block development site (19,440 sf)

Development Type: Residential tower above base with street level retail and some parking, most parking below grade.

Project 45	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	329 units	252 units	Same as Alt 2	Same as Alt 2
Height	312' (approx. 30 stories)	240' (approx. 23 stories)	240'	240'
Typical Floor sizes	Base: 3 @ 19,440 sf/flr Tower: 8 @ 10,800 sf/flr 19 @ 9,000 sf/flr	Base: 3 @ 19,440 sf/flr Tower: 8 @ 10,800 sf/flr 12 @ 9,000 sf/flr	Same as Alt 2	Same as Alt 2
Total FAR	16.2 FAR	16.2 FAR	13.0 FAR	16.2 FAR

Project 46: NW corner 2nd and Virginia

Alternatives: All

Zone: DMC 240

Lot Size: 2 lot development site (12,960 sf)

Development Type: Alts 1, 2, and 4; project is a residential tower above base with street level retail and some parking, most parking below grade. In Alt. 3, minimum site size provision limits development to 125'

Project 46	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	220 units	169 units	84 units	169 units
Height	312' (approx. 30 stories)	240' (approx. 23 stories)	125' (approx. 12 stories)	Same as Alt 2
Typical Floor sizes	Base: 5 @ 12,960 sf/flr Tower: 25 @ 8,100 sf/flr	Base: 5 @ 12,960 sf/flr Tower: 18 @ 8,100 sf/flr	Tower 65' to 85' is 9,720 sf/flr; 85' to 125' is 8,424 sf/flr	Same as Alt 2
Total FAR	20.6 FAR	16.3 FAR	10.1 FAR	16.3 FAR

Project 47: 4th Ave at Virginia Street**Alternatives:** All**Zone:** DOC 2**Lot Size:** 4 lot development site (25,920 sf)**Development Type:** Residential slab/tower above base with street level retail and some parking; parking also below grade.

Project 47	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	562 units	562 units	423 units	423 units
Height	400'	400'	300'	300'
Typical Floor sizes	40' @ 25920 sf/flr (street level retail, parking) 360' tower (approx. 36 floors @ approx. 15,000 sf/flr)	Same as Alt 1	40' @ 25920 sf/flr (street level retail, parking) 240' tower (approx. 24 floors @ approx. 15,000 sf/flr)	Same as Alt 3
Total FAR	23.8 FAR	23.8 FAR	16.9 FAR	16.9 FAR

Project 48: 5th Avenue at Lenora Street**Alternatives:** Alternative 4 only**Zone:** DMC 240**Lot Size:** 4 lot development site (25,920 sf)**Development Type:** Commercial office with street level retail; parking below grade.**Special Feature:** Small bonus parcel park

Project 48	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	NA	181,440 sf office (excludes exempt ground floor retail)
Height	NA	NA	NA	120' (9 stories)
Typical Floor sizes	NA	NA	NA	9 @ 22,000 sf/flr
Total FAR	NA	NA	NA	7.0 FAR

Project 49: 6th/7th Avenues and Lenora/Virginia Streets**Alternatives:** All Alternatives**Zone:** DOC 2**Lot Size:** full block development site (77,820 sf)**Development Type:**

Alternative 1, 2, and 3: Commercial only; two office towers

Alternative 4: Mixed use; one office tower and one mixed use tower with housing above office

All alternatives include street level retail; parking below grade.

Special features: All alternatives include bonus street level plaza

Project 49	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	1,089,480 sf	1,011,660 sf	Same as Alt 2	778,200 sf 314 housing units
Height	Tower 1: 400' (approx 32 stories) Tower 2: 185' (approx 15 stories)	Tower 1: 400' (approx 32 stories) Tower 2: 125' (approx 9 stories)	Same as Alt 2	Tower 1: 300' (approx 24 stories) Tower 2: 300' (approx 28 stories; 8 floors commercial with 20 floors of housing above)
Typical Floor sizes	Tower 1: 9 @ 28,800 sf/flr 23 @ 21,600 sf/flr Tower 2: 9 @ 27,300 sf/flr 5 @ 18,000 sf/flr	Tower 1: 9 @ 28,800 sf/flr 23 @ 21,600 sf/flr Tower 2: 9 @ 27,300 sf/flr	Same as Alt 2	Tower 1: 9 @ 32,500 sf/flr 10 @ 24,750 sf/flr 5 @ 95,750 sf/flr Tower 2 (mixed use): 7 @ 20,400 sf/flr 20 @ 13,345 sf/flr
Total FAR	14.0 FAR	13.0 FAR	13.0 FAR	13.2 FAR

Project 50: 6th/7th Avenues and Lenora/Blanchard Streets

Alternatives: All Alternatives

Zone: DOC 2

Lot Size: full block development site (83,520 sf)

Development Type: All Alternatives commercial only; two office towers with street level retail; parking below grade.

Special features: All alternatives include bonus street level plaza and green street improvements along Blanchard

Project 50	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	1,169,280 sf	1,085,760 sf	Same as Alt 2	835,200 sf
Height	Tower 1: 400' (approx 32 stories) Tower 2: 220' (approx. 17 stories)	Tower 1: 400' (approx 32 stories) Tower 2: 170' (approx 13 stories)	Same as Alt 2	Tower 1: 360' (approx 28 stories) Note: project meets conditions allowing 20% height increase. Tower 2: 115' (approx. 9 stories)
Typical Floor sizes	Tower 1: 9 @ 28,500 sf/flr 10 @ 22,100 sf/flr 13 @ 19,800 Tower 2: 9 @ 31,040 sf/flr 8 @ 19,500 sf/flr	Tower 1: 9 @ 28,500 sf/flr 10 @ 22,100 sf/flr 13 @ 19,800 Tower 2: 9 @ 31,040 sf/flr 4 @ 19,500 sf/flr	Same as Alt 2	Tower 1: 9 @ 32,000 10 @ 21,000 9 @ 15,600 Tower 2: 9 @ 27,500 sf/flr
Total FAR	14.0 FAR	13.0 FAR	13.0 FAR	10.6 FAR

Project 51:

Absorbed into project 50 as full block development

Project 52: 7th Ave between Lenora and Blanchard (east side)

Alternatives: Alternatives 3 and 4 only

Zone: DOC 2

Lot Size: 1/2 block development site (38,880 sf)

Development Type: Commercial office/street level retail/ below grade parking

Special Features: parcel park and green street improvements along Blanchard Street

Project 52	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	505,440 sf	388,800 sf
Height	NA	NA	240' (approx. 19 stories)	180' (approx. 14 stories)
Typical Floor sizes	NA	NA	9 @ 32,400 sf/flr 10 @ 21,400 sf/flr	9 @ 32,400 sf/flr 5 @ 21,400 sf/flr
Total FAR	NA	NA	13 FAR	10.0 FAR

Project 53: 8th Ave between Lenora and Blanchard (west side)

Alternatives: Alternative 4 only

Zone: DOC 2

Lot Size: 1/2 block development site (38,058 sf)

Development Type: Commercial office/street level retail/below grade parking

Special Features: parcel park and green street improvements along Blanchard Street

Project 53	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	NA	380,580 sf
Height	NA	NA	NA	205' (approx. 16 stories)
Typical Floor sizes	NA	NA	NA	9 @ 25,920 sf/flr 7 @ 21,050 sf/flr
Total FAR	NA	NA	NA	10.0 FAR

Project 54: Vance Properties

Alternatives: All

Zone: DOC 2

Lot Size: 3/4 block development site (38,176 sf)

Development Type: Mixed use development: 2 towers: hotel tower with residential above and residential tower; both towers above base structure; base structure includes some accessory residential parking above grade/street level retail, and hotel support uses; below grade parking

Project 54	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	Hotel tower: 534,464 sf (750 hotel rooms) with 25 units of housing above; Residential tower: 195 units	Hotel tower: 496,288 sf (700 rooms) with 70 units above; Residential tower: 200 units	Same as Alt 2	Hotel tower: 381,760 sf (500 rooms) with 160 units above; Residential tower: 234 units
Height	Hotel/residential tower: 400' (32 stories) Residential tower: 400'	Hotel/residential tower: 400' (32 stories) Residential tower: 400' (37 stories)	Same as Alt 2	Hotel/residential tower: 330' (meets conditions for 10% height increase above 300' limit) Residential tower: 390' (90' gained through TDC)
Typical Floor sizes	Hotel/residential tower: 9 @ 24,660 sf/flr 18 @ 18,000 sf/flr 5 @ 8,000 sf/flr (housing) Residential tower: 7 @ 15,300 sf/flr (parking/retail) 3 @ 12,150 sf/flr 27 @ 7,800 sf/flr	Hotel/residential tower: 9 @ 24,660 sf/flr 16 @ 18,000 sf/flr 7 @ 8,000 sf/flr (housing) Residential tower: 7 @ 15,300 sf/flr (parking/retail) 3 @ 12,150 sf/flr 27 @ 7,800 sf/flr	Same as Alt 2	Hotel/residential tower: 9 @ 24,660 sf/flr 14 @ 18,000 sf/flr 8 @ 8,000 sf/flr (housing) Residential tower: 7 @ 15,300 sf/flr (parking/retail) 3 @ 12,150 sf/flr 26 @ 7,800 sf/flr
Total FAR	24.8 FAR	24.1 FAR	24.1 FAR	23.2 FAR

Project 55: 8th and Olive site

Alternatives: All Alternatives

Zone: DOC 2

Lot Size: 4 lot development site (29,160 sf)

Development Type: Mixed use; commercial office with housing above/street level retail/below grade parking

Special Features: mid-block parcel park (as proposed for project in permit pipeline on this site)

Project 55	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	408,240 sf w/ 154 housing units above	379,080 sf w/ 187 housing units above	Same as Alt 2	291,600 sf w/ 205 housing units above
Height	400' (approx. 22 stories commercial w/ 11 stories of housing above)	400' (approx. 20 stories commercial w/ 14 floors of housing above)	Same as Alt 2	390' (approx. 16 stories commercial w/ 20 stories of housing above)
Typical Floor sizes	9 @ 24,000 sf/flr 13 @ 15,000 sf/flr 11 @ 11,600 sf/flr (residential)	9 @ 24,000 sf/flr 11 @ 15,000 sf/flr 14 @ 11,600 sf/flr (residential)	Same as Alt 2	9 @ 24,000 sf/flr 7 @ 15,000 sf/flr 15 @ 11,600 sf/flr (residential)
Total FAR	18.5 FAR	18.6 FAR	18.6 AFAR	17.0 FAR

Project 56A: Camlin Hotel Block-Olivian Tower site**Alternatives:** All Alternatives**Zone:** DOC 2**Lot Size:** 4 lots combined with alley vacation (27,320 sf)**Development Type:** Residential tower above base with street level retail/ above and below grade parking

Project 56A	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	594 units	Same as Alt 1	379 units	Same as Alt 3
Height	400' (approx 36 story residential tower above 3 story parking, retail base)	Same as Alt 1	300' (approx 24 story residential tower above 3 story parking, retail base)	Same as Alt 3
Typical Floor sizes	3 @ 27,320 sf/flr 35 @ 14,500 sf/flr	Same as Alt 1	3 @ 27,320 sf/flr 24 @ 14,500 sf/flr	Same as Alt 3
Total FAR	21.6 FAR	21.6 FAR	15.7 FAR	15.7 FAR

Project 56B: Camlin Hotel block--Pine Center site**Alternatives:** All Alternatives**Zone:** DOC 2**Lot Size:** 6 lots combined with alley vacation (42,800 sf)**Development Type:** Commercial office/street level retail/below grade parking

Project 56B	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	599,200 sf	556,400 sf	428,000 sf	428,000 sf
Height	350'	325'	300'	300'
Typical Floor sizes	2 @ 42,800 sf (base w/ retail) 6 @ 30,000 sf/flr 10 @ 22,000 sf/flr 9 @ 18,000 sf/flr	2 @ 42,800 sf (base w/ retail) 6 @ 30,000 sf/flr 10 @ 22,000 sf/flr 7 @ 18,000 sf/flr	2 @ 42,800 sf (base w/ retail) 16 @ 21,000 sf/flr 4 @ 14,500 sf/flr	Same as Alt 3
Total FAR	14 FAR	13.0 FAR	10.0 FAR	10.0 FAR

Project 57: Greyhound Bus Terminal Site**Alternatives:** All**Zone:** DOC 2**Lot Size:** 3/4 block development site (75,650 sf)**Development Type:** Mixed use development with 3 towers:

Alt 1: 2 office only towers and one residential tower

Alt 2, 3, 4: 1 office tower, 1 mixed office/residential tower, and 1 residential tower

Mixed use towers share base structure; base structure includes some accessory residential parking above grade/street level retail; most parking below grade.

Special Features: mid-block bonus parcel park, TDC used in Alternative 3

Project 57	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	Total 1,059,100 sf office & 398 housing units: Tower 1: 554,600 sf Tower 2: 504,900 sf Tower 3: 398 units	983,450 sf total office & 486 housing units: Tower 1: 554,600 sf Tower 2: 428,850 sf and 88 units Tower 3: 398 units	756,500 sf total office & 475 housing units: Tower 1: 429,600 sf Tower 2: 326,900 sf and 77 units Tower 3: 398 units	756,500 sf total office & 366 housing units: Tower 1: 554,600 sf Tower 2: 201,900 sf and 77 units Tower 3: 289 units
Height	Tower 1: 400' 32 floors office Tower 2: 350' 27 floors office Tower 3: 400' 34 floor housing and base	Tower 1: 400' 32 floors office Tower 2: 325' 22 floors office and 5 floors housing Tower 3: 400' 34 floor housing and base	Tower 1: 300' 23 floors office Tower 2: 300' 17 floors office and 7 floors housing Tower 3: 390' (TDC) 60' base structure with 33 story residential tower above	Tower 1: 300' 23 floors office Tower 2: 300' (TDC) 17 floors office and 7 floors housing Tower 3: 300' 24 floors housing and 60' base
Typical Floor sizes	Tower 1 (office): 9 @ 22,400 sf/flr 10 @ 16,800 sf/flr 13 @ 15,000 sf/flr Tower 2 (office): 9 @ 26,100 sf/flr 18 @ 15,000 sf/flr Tower 3 (residential): 60' base (retail, parking, etc.) 34 @ 10,250 sf/flr	Tower 1 (office): 9 @ 22,400 sf/flr 10 @ 16,800 sf/flr 13 @ 15,000 sf/flr Tower 2 (mixed use): 9 @ 26,100 sf/flr 13 @ 15,000 sf/flr commercial; 10 @ 7,600 sf/flr residential Tower 3: residential 60' base (retail, parking, etc.) 34 @ 10,250 sf/flr	Tower 1 (office): 9 @ 22,400 sf/flr 10 @ 16,800 sf/flr 4 @ 15,000 sf/flr Tower 2 (mixed use): 9 @ 25,000 sf/flr 8 @ 15,000 sf/flr commercial 7 @ 9,500 sf/flr Tower 3: residential 60' base (retail, parking, etc.) 33 @ 10,250 sf/flr	Tower 1 (office): 9 @ 22,400 sf/flr 10 @ 16,800 sf/flr 4 @ 15,000 sf/flr Tower 2 (mixed use): 9 @ 25,000 sf/flr 8 @ 15,000 sf/flr commercial 7 @ 9,500 sf/flr Tower 3: residential 60' base (retail, parking, etc.) 24 @ 10,250 sf/flr
Total FAR	19.6 FAR	18.6 FAR	16.6 FAR	15.4 FAR

Project 58: NW Corner of Howell and Terry Ave

Alternatives: Alternatives 3 and 4 only

Zone: DOC 2

Lot Size: 1/4 block site (21,600 sf)

Development Type: Commercial office/street level retail/below grade parking

Special Features: Green street improvement

Project 58	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	216,000 sf	Same as Alt 3
Height	NA	NA	125' (10 stories)	Same as Alt 3
Typical Floor sizes	NA	NA	10 @ 21,600 sf/flr	Same as Alt 3
Total FAR	NA	NA	10 FAR	10 FAR

Project 59A and 59B: Gethsemane Church site**Alternatives:** All Alternatives**Zone:** DOC 2**Lot Size:** 2 sites separated by alley; residential site A: (20,760 sf) and mixed use site B: (13,800 sf)**Development Type:** Mixed use with 2 structures; residential structure (low-income) and mixed use office tower with market rate housing above; street level retail/below grade parking for both structures**Special Features:** TDC project in alternatives 3 and 4; green street improvement on 9th and Terry

Project 59A	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	residential: 145 units	Same as Alt 1	Same as Alt 1	Same as Alt 1
Height	80' (approx. 7 stories)	Same as Alt 1	Same as Alt 1	Same as Alt 1
Typical Floor sizes	1 @ 20,760 sf 6 @ 16,600 sf/flr	Same as Alt 1	Same as Alt 1	Same as Alt 1
Total FAR	5.8 FAR	5.8 FAR	5.8 FAR	5.8 FAR
Project 59B	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	mixed use: 193,000 sf commercial w/ 72 housing units above	mixed use: 179,400 sf commercial w/ 89 housing units above	mixed use: 138,000 sf commercial w/ 130 units above	Same as Alt 3
Height	390' (approx. 30 stories; 14 stories commercial and 16 stories residential above)	390' (approx. 30 stories; (13 stories commercial and 17 stories residential above)	390' (TDC) (approx. 30 stories; 10 stories commercial and 20 stories residential above)	Same as Alt 3
Typical Floor sizes	14 @ 13,800 sf/flr 16 @ 7,200 sf/flr (residential)	13 @ 13,800 sf/flr (commercial) 17 @ 7,200 sf/flr (residential)	10 @ 13,800 sf/flr (commercial) 20 @ 7,200 sf/flr (residential)	Same as Alt 3
Total FAR	22.3 FAR	21.9 FAR	20.4 FAR	20.4 FAR

Project 60: 800 Stewart Street West (Bentall)**Alternatives:** All Alternatives**Zone:** DOC 2**Lot Size:** 4 parcel site (28,800 sf)**Development Type:** Residential tower above base structure w/street level retail and some above grade parking/parking also below grade.**Special Features:** Alternatives 3 and 4 use TDC to gain added height (300' limit to 390') through TDC program.

Project 60	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	494 housing units	Same as Alt 1	476 housing units	Same as Alt 3
Height	400' 85' base structure (retail/parking, etc.) 315' residential tower (approx. 31 stories)	Same as Alt 1	390' 85' base structure (retail/parking, etc.) 305' residential tower (approx. 30 stories)	Same as Alt 3
Typical Floor sizes	8 @ 28,800 sf/flr 31 @ 14,000 sf/flr	Same as Alt 1	8 @ 28,800 sf/flr 30 @ 14,000 sf/flr	Same as Alt 3
Total FAR	22.6 FAR	22.6 FAR	22.6 FAR	22.6 FAR

Project 61: 800 Stewart Street East (Bentall)

Alternatives: All Alternatives

Zone: DOC 2

Lot Size: 4 1/2 lot site (31,560) sf; full half block area (43,200 sf) used to calculate permitted FAR, assuming use on remaining lot area is exempted residential floor area.

Development Type: Mixed use commercial office with housing above/street level retail/below grade parking

Special Features: Alternatives 3 and 4 gain added height through TDC program (300' limit to 390').

Project 61	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	593,040 sf commercial; 146 residential units	550,680 sf commercial; 189 residential units	423,600 sf commercial; 325 residential units	Same as Alt 3
Height	400' 315' office (24 stories); 85' residential (approx. 8 stories)	400' 290' office (21 stories) 110' residential (approx. 11 stories)	390' 200' office (16 stories); 190' residential (19 stories)	Same as Alt 3
Typical Floor sizes	Office floors: 6 @ 31,560 sf/flr 3 @ 27,600 sf/flr 9 @ 24,600 sf/flr 6 @ 18,000 sf/flr Housing above: 8 @ 14,500	Office floors: 6 @ 31,560 sf/flr 3 @ 27,600 sf/flr 9 @ 24,600 sf/flr 3 @ 18,000 sf/flr Housing above: 11 @ 14,500 sf/flr	Office floors: 6 @ 31,560 sf/flr 3 @ 27,600 sf/flr 7 @ 24,600 sf/flr Housing above: 19 @ 14,500 sf/flr	Same as Alt 3
Total FAR	22.7 FAR	22.4 FAR	14.1 FAR	14.1 FAR

Project 62: 1900 9th Avenue (NE corner of 9th and Stewart)**Alternatives:** All alternatives**Zone:** DMC**Lot Size:** 4 lot site (27,960 sf)**Development Type:** Commercial office/street level retail/below grade parking**Special Features:** None

Project 62	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	279,600 sf	195,720 sf	Same as Alt 2	Same as Alt 2
Height	125' (10 stories)	90' (7 stories)	Same as Alt 2	Same as Alt 2
Typical Floor sizes	10 @ 27,960 sf/flr	7 @ 27,960 sf/flr	Same as Alt 2	Same as Alt 2
Total FAR	10 FAR	7 FAR	7 FAR	7 FAR

Project 63: Boren and Howell**Alternatives:** All Alternatives**Zone:** DMC**Lot Size:** 1/2 block site (42,360) sf**Development Type:**

Alternatives 1 and 2: Mixed use with separate commercial office building and residential tower; street level retail/below grade parking

Alternative 3 Mixed use with housing above commercial; parking below grade

Alternative 4; commercial only office building with street level retail and parking below grade.

Special Features: midblock parcel park Alternatives 1 and 2, corner plaza Alternative 4; Alternative 2 gains added height through TDC program (240' limit to 312'). Alternative 3 subject to more restrictive DMR bulk controls.

Project 63	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	423,600 sf commercial; 283 residential units	296,520 sf commercial; 368 residential units	211,800 sf commercial; 324 residential units	296,520 sf commercial
Height	Office tower: 270' (21 stories) Residential tower: 340' (approx. 30 residential stories above 4 story base structure)	Office tower: 185' (14 stories) Residential tower: 312' (approx. 31 residential stories)	Office base structure: 65' (5 stories) 2 residential towers above up to 240' (17 additional stories)	125' (10 stories)
Typical Floor sizes	Office tower: 9 @ 24,000 sf/flr 9 @ 18,500 sf/flr 3 @ 16,900 sf/flr Residential tower: 4 @ 13,200 sf/flr 30 @ 9,000 sf/flr	Office tower: 9 @ 24,000 sf/flr 5 @ 18,500 sf/flr Residential tower: 31 @ 10,000 sf/flr	Office base 5 @ 42,360 sf/flr 2 residential towers are 137,776 sf each; average floor size 8,105 sf/flr.	Office floors: 10 @ 30,000 sf (includes exempt street level uses)
Total FAR	17.8 FAR	14.6 FAR	11.5 FAR	7.0 FAR

Project 64: Boren and Minor**Alternatives:** All Alternatives**Zone:** DMC**Lot Size:** 1/2 block site (42,360) sf**Development Type:**

Alternatives 1: Mixed use with separate commercial office building and residential tower; street level retail/below grade parking

Alternative 2: Mixed use with one mixed use structure combining office and housing above and one residential tower

Alternative 3: primarily residential; limited commercial space in residential base structure; 2 residential towers above base; parking below grade.

Alternative 4; commercial only office building with street level retail and parking below grade.

Special Features: Alternatives 1 and 2 midblock parcel park, Alternative 4 corner plaza; Alternative 2 gains added height through TDC program (240' limit to 312'). Alternative 3 subject to more restrictive DMR bulk controls.

Project 64	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	423,600 sf commercial; residential tower (283 units)	Mixed use tower: 296,520 sf commercial; 89 residential units Residential tower: 294 units	8,500 sf commercial: 494 residential units	296,520 sf commercial
Height	Office tower: 270' (21 stories) Residential tower: 340' (approx. 30 residential stories above 4 story base structure)	Mixed use tower: tower: 260' with office up to 185' (14 stories) and 7 stories of housing above Residential tower: 312' (approx. 25 residential stories above 5 story base)	Base structure 65' (6 stories; 1 story commercial and 4 stories residential) 2 residential towers above up to 240' (17 additional stories)	125' (10 stories)
Typical Floor sizes	Office tower: 9 @ 24,000 sf/flr 9 @ 18,500 sf/flr 3 @ 16,900 sf/flr Residential tower: 4 @ 13,200 sf/flr 30 @ 9,000 sf/flr	Mixed use tower: Office: 9 @ 24,000 sf/flr 5 @ 18,500 sf/flr Residential: 7 @ 10,800 sf/flr Residential tower: 5 @ 14,400 sf/flr 25 @ 10,000 sf/flr	Residential base base 1 @ 42,360 sf/flr 5 @ 30,000 sf/flr 2 residential towers are 137,776 sf each; average floor size 8,105 sf/flr.	Office floors: 10 @ 30,000 sf (includes exempt street level uses)
Total FAR	17.8 FAR	16.7 FAR	11.0 FAR	7.0 FAR

Project 65: 7th Avenue between Blanchard and Bell Streets**Alternatives:** Alternative 4 only**Zone:** DMC**Lot Size:** 1/2 block site (38,880 sf)**Development Type:** Commercial office/street level retail/below grade parking**Special Features:** parcel park abutting Blanchard Green Street

Project 65	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	NA	272,160 sf
Height	NA	NA	NA	125' (9 stories)
Typical Floor sizes	NA	NA	NA	9 @ 30,500 sf/flr
Total FAR	NA	NA	NA	7.0 FAR

Project 66: (not used)**Project 67: Mid-block Terry Avenue between Lenora and Virginia Streets****Alternatives:** All alternatives (project currently in permit pipeline)**Zone:** DMC**Lot Size:** 2 and 1/2 lot site (18,000 sf)**Development Type:** Residential/base with retail and parking/below grade parking**Special Features:** improvements to abutting Terry Avenue Green Street

Project 67	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	54 residential units	Same as Alt 1	Same as Alt 1	Same as Alt 1
Height	70' (6 stories)	Same as Alt 1	Same as Alt 1	Same as Alt 1
Typical Floor sizes	Approx. 14,400 sf/flr	Same as Alt 1	Same as Alt 1	Same as Alt 1
Total FAR	4.8 FAR	4.8 FAR	4.8 FAR	4.8 FAR

Project 68: SW corner Terry Avenue and Lenora Street**Alternatives:** All alternatives**Zone:** DMC**Lot Size:** 1 and 1/2 lot site (10,800 sf)**Development Type:** Residential tower above base structure with street level retail/above and below grade parking**Special Features:** improvements to abutting Terry Avenue and Lenora Green Streets; Alternatives 2, 3 and 4 gain added height through TDC program (240' limit to 312').

Project 68	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	133 units	122 (low)	229	Same as Alt 3
Height	340' 0-70' base structure (7 stories) 270' residential tower above (27 stories)	312' 0-70' base structure (7 stories) 242' residential tower above (17 stories)	312' 0-70' base structure (7 stories) 242' residential tower above (24 stories)	Same as Alt 3
Typical Floor sizes	7 @ 10,800 sf/flr 27 @ 7,200 sf/flr	7 @ 10,800 sf/flr 24 @ 7,200 sf/flr	7 @ 10,800 sf/flr 24 @ 8,100 sf/flr	Same as Alt 3
Total FAR	25.0 FAR	23.0 FAR	25.0 FAR	25.0 FAR

Project 69: 6th Avenue at Blanchard Street (UA Cinemas site)**Alternatives:** All alternatives**Zone:** DMC**Lot Size:** 4 lot site (25,920 sf)**Development Type:** Commercial office/street level retail/below grade parking**Special Features:** bonus parcel park on Blanchard Street; Green street improvements to Blanchard Street

Project 69	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	259,200 sf	181,440	Same as Alt 2	Same as Alt 2
Height	240' (18 stories)	172'	Same as Alt 2	Same as Alt 2
Typical Floor sizes	8 @ 19,150 sf/flr 9 @ 11,250 sf/flr 1 @ 8,500 sf/flr	8 @ 19,150 sf/flr 2 @ 11,250 sf/flr 1 @ 8,500 sf/flr	Same as Alt 2	Same as Alt 2
Total FAR	10.1 FAR	7.4 FAR	7.4 FAR	7.4 FAR

Project 70: 8th Avenue at Westlake, between Lenora and Virginia Streets**Alternatives:** All Alternatives**Zone:** DOC-2**Site Size:** 1/2 block site (34,519 sf)**Development type:** Residential structure; 2 towers above base structure with some above grade parking and street level retail**Special Features:** Alternative 4 gains added height in towers through TDC program (300' limit to 390').

Project 70	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	750 residential units	Same as Alt 1	Same as Alt 1	592 residential units
Height	0 - 60' base structure with two 340' residential towers above	Same as Alt 1	Same as Alt 1	0 - 60' base structure with one 330' and one 240' residential tower above
Typical floor sizes	Base structure: 5 @ 34,519 sf/flr Tower 1: 34 stories @ 11,250 sf/flr (450 units) Tower 2: 34 stories @ 7,500 sf/flr (300 units)	Same as Alt 1	Same as Alt 1	Base structure: 5 @ 34,519 sf/flr Tower 1: 24 @ 11,250 sf/flr (318 units) Tower 2: 31 @ 7,500 sf/flr (274 units)
Total FAR	23.5 FAR	23.5 FAR	23.5 FAR	19.6 FAR

Project 71: 2nd Avenue between University and Seneca Streets (Galland and Seneca Buildings)**Alternatives:** Alternative 4 only**Zone:** DOC-1**Site Size:** 1/2 block site (25,920 sf)**Development type:** Commercial office tower with below grade parking**Special Features:** bonus hillside terrace along University Street; view corridor setbacks on University and Seneca Streets

Project 71	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	NA	362,880 sf
Height	NA	NA	NA	265' (21 stories)
Typical floor sizes	NA	NA	NA	2 @ 22,680 sf/flr 8 @ 19,440 sf/flr 9 @ 16,200 sf/flr 2 @ 10,800 sf/flr
Total FAR	NA	NA	NA	14 FAR

Project 72: SE corner of 8th Avenue and Lenora Street

Alternatives: Alternatives 3 and 4 only

Zone: DMC 240

Site Size: 2 lot site (14,400 sf)

Development type: Residential tower

Special Features:

Project 72	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	191 units	Same as Alt 3
Height	NA	NA	240' (23 stories)	Same as Alt 3
Typical floor sizes	NA	NA	5 @ 14,400 sf/flr 18 @ 9,000 sf/flr	Same as Alt 3
Total FAR	NA	NA		16.25 FAR

Project 73: Boren Avenue east side between Howell and Stewart Streets

Alternatives: Alternative 3 and 4 only

Zone: DMC

Lot Size: 1/2 block site (43,200 sf)

Development Type:

Alternative 3: Commercial office/street level retail/below grade parking

Alternative 4: Residential project; two towers above base structure

Special Features: Alternative 3 includes 6,000 sf bonus parcel park.

Project 73	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Density	NA	NA	216,000 sf	457 units
Height	NA	NA	80' (6 stories)	240' (6 story base structures with 2 18 story residential towers above)
Typical Floor sizes	NA	NA	6 @ 36,000 sf	5 @ 36,000 sf/flr 2 towers with 18 @ 10,800 sf/flr each
Total FAR	NA	NA	5 FAR	8.7 FAR